HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: August 2018

[1] Ontario part of Ottawa-Gatineau CMA

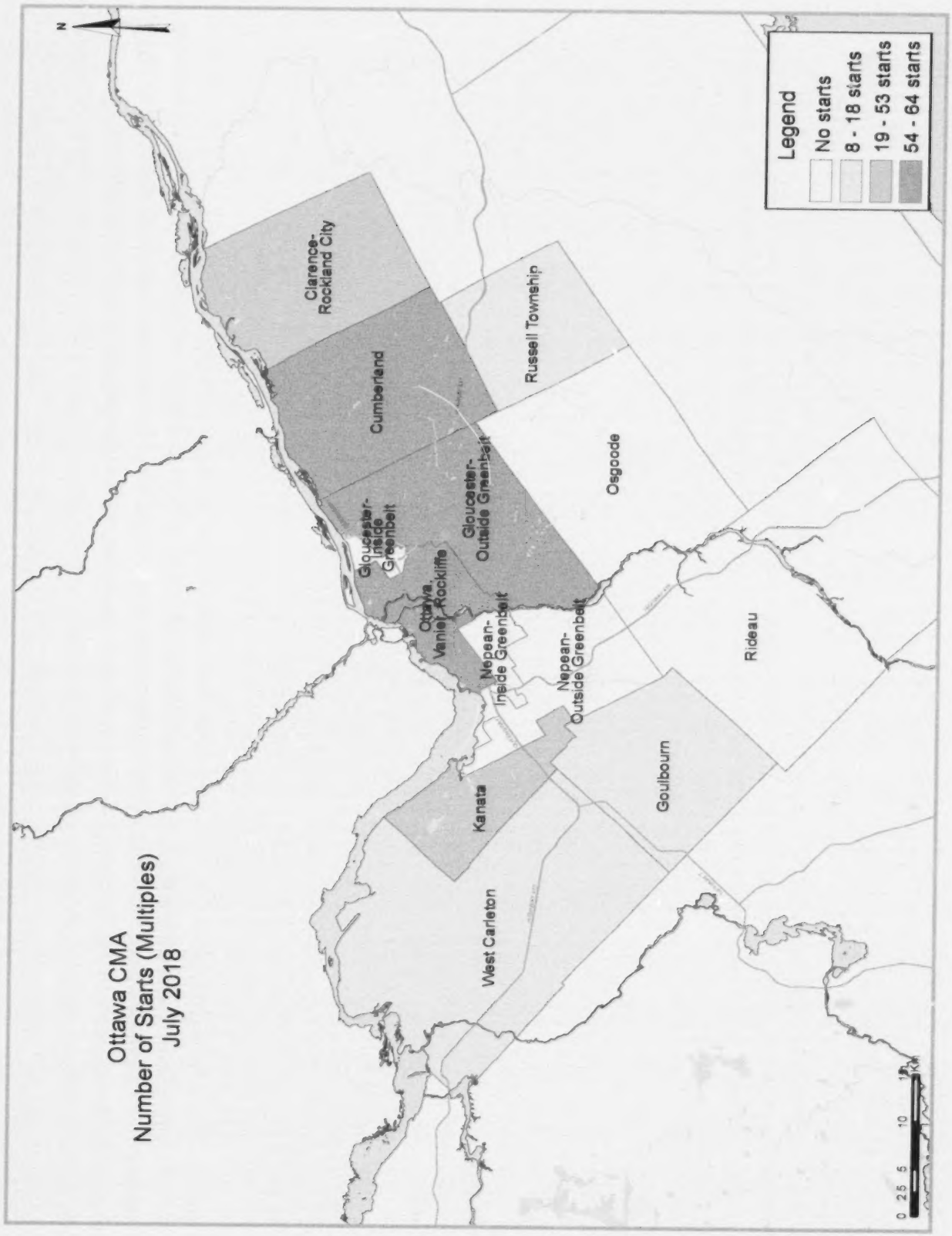
SUBSCRIBE NOW!

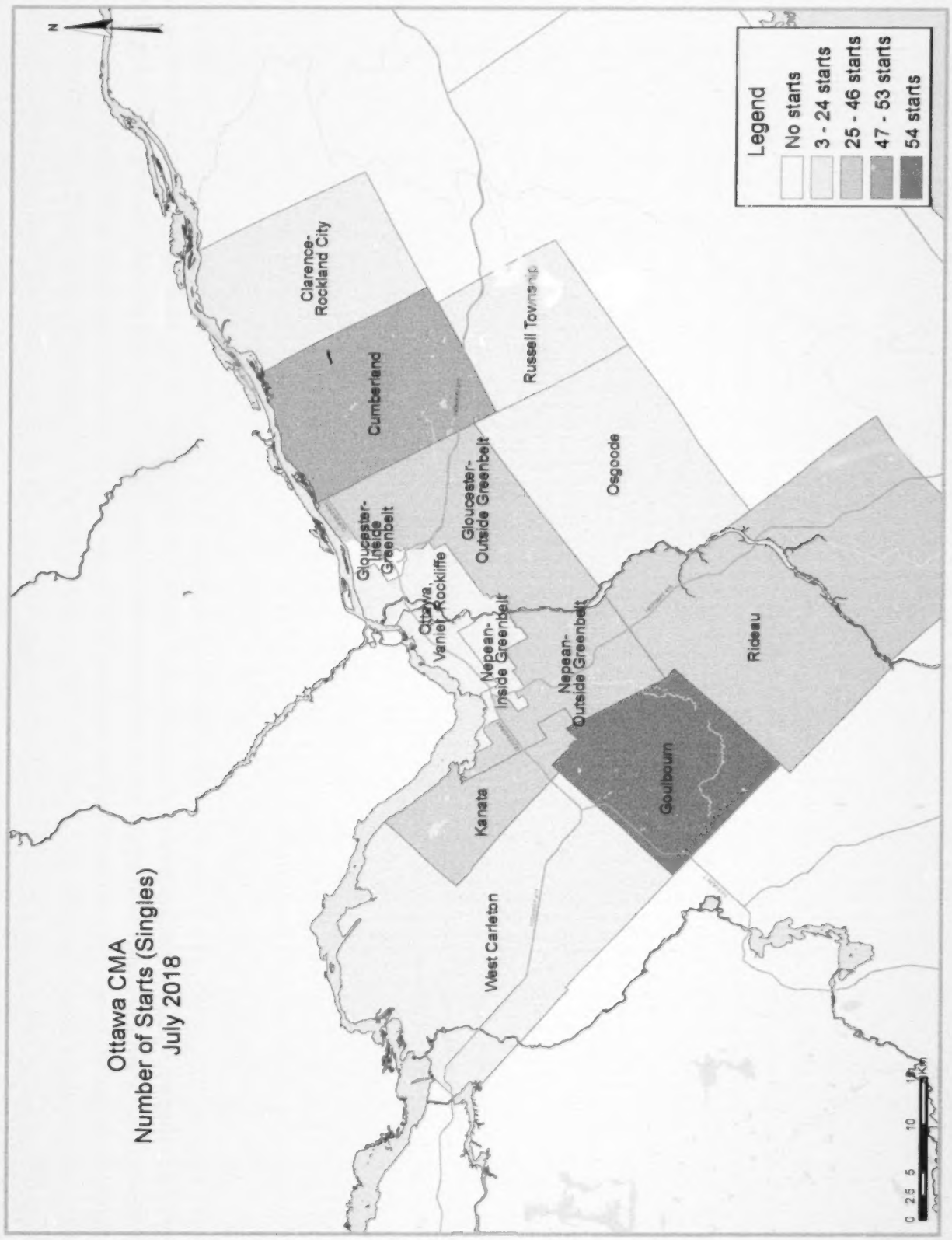
Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

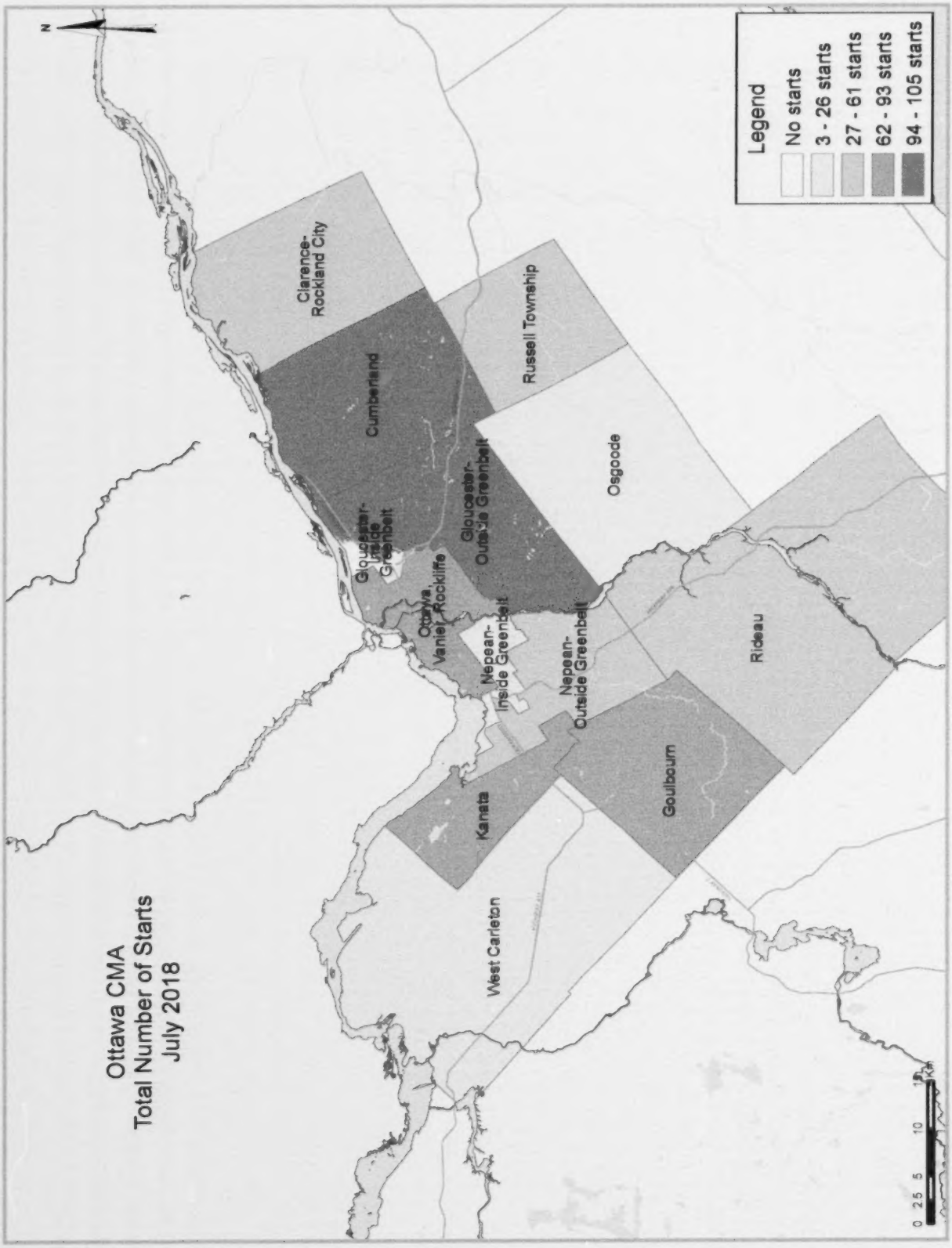
Get your myCMHC account today!

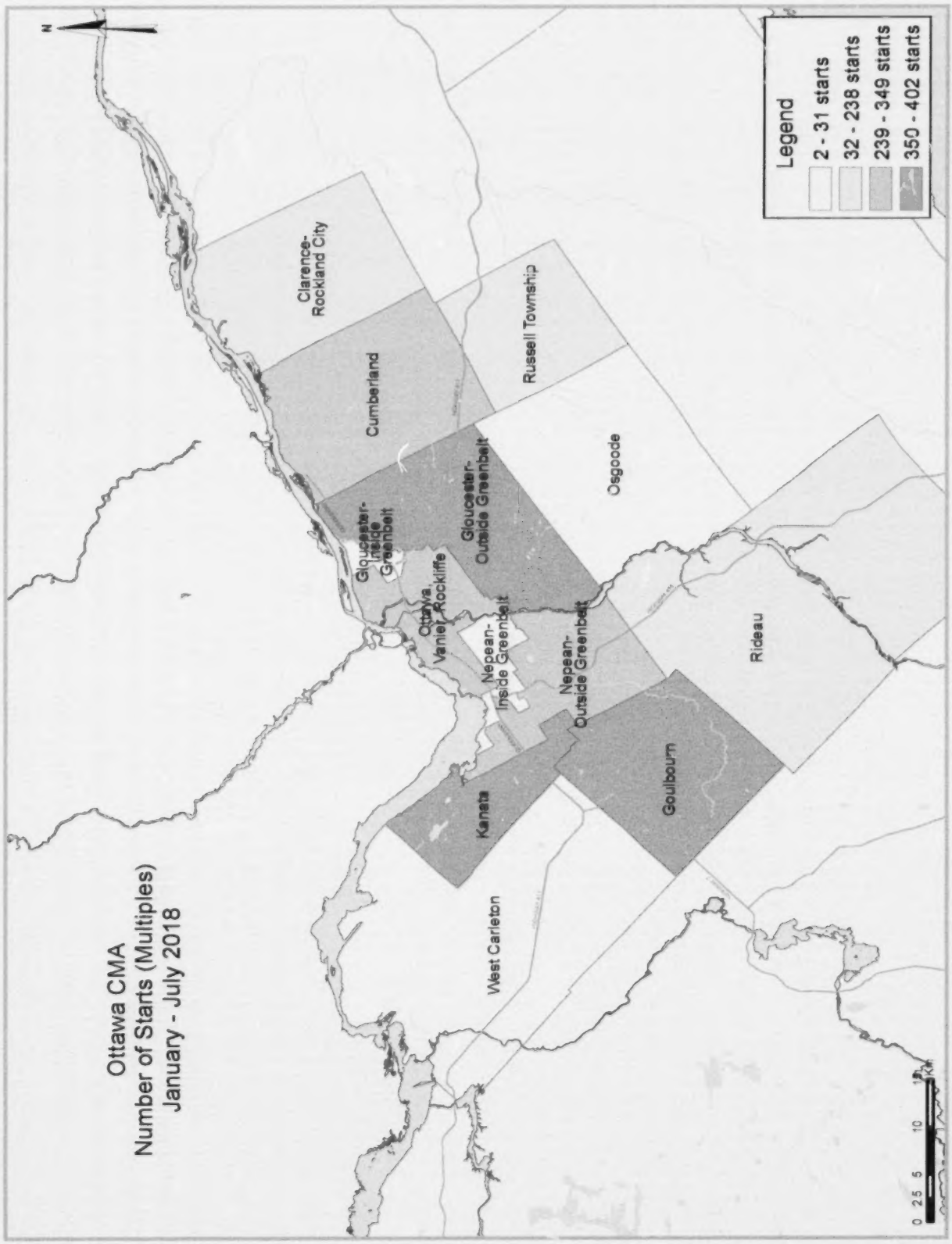
Canada

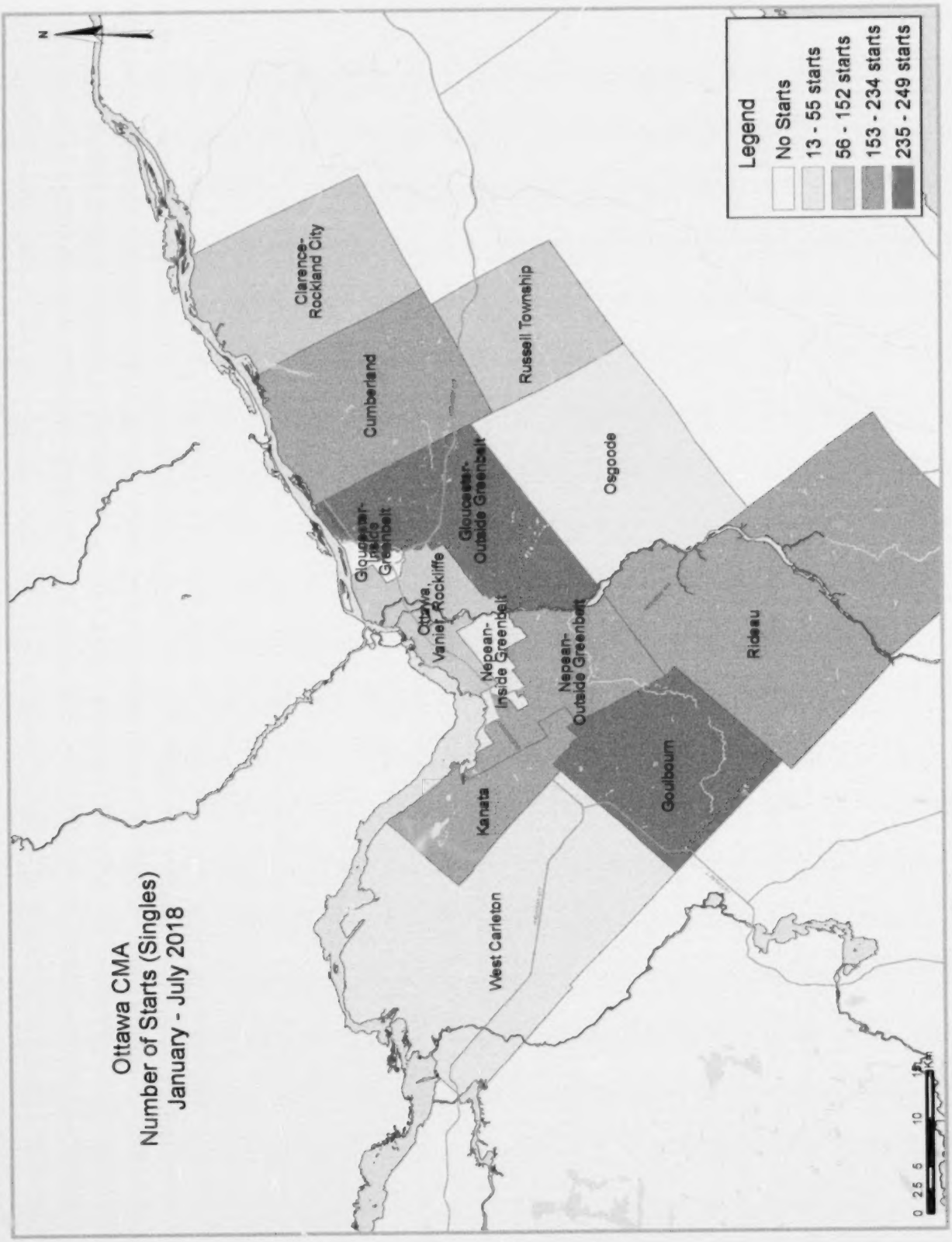
CMHC SCHL


Ottawa CMA
Number of Starts (Multiples)
July 2018
Legend
No starts
8 - 18 starts
19 - 53 starts
54 - 64 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
July 2018
Legend
No starts
3 - 24 starts
25 - 46 starts
47 - 53 starts
54 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier/Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
July 2018
Legend
No starts
3 - 26 starts
27 - 61 starts
62 - 93 starts
94 - 105 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2018
Legend
2 - 31 starts
32 - 238 starts
239 - 349 starts
350 - 402 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - July 2018
N
Legend
No Starts
13 - 55 starts
56 - 152 starts
153 - 234 starts
235 - 249 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

Ottawa CMA
Total Number of Starts
January - July 2018
Legend
2 - 109 starts
110 - 376 starts
377 - 471 starts
472 - 651 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa-Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Osgoode
Rideau
Goulbourn
Kanata
West Carleton

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Ottawa CMA[1]	June 2018	July 2018
Trend[2]	6,391	6,348
SAAR	9,983	6,229
	July 2017	July 2018
Actual		
July - Single-Detached	214	301
July - Multiples	588	267
July - Total	802	568
January to July - Single-Detached	1,154	1,416
January to July - Multiples	2,719	2,120
January to July - Total	3,873	3,536

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates. (SAAR)

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	301	46	183	0	0	0	0	38	568
July 2017	214	16	134	0	0	36	0	402	802
% Change	40.7	187.5	36.6	n/a	n/a	-100.0	n/a	-90.5	-29.2
Year-to-date 2018	1,416	184	1,127	0	0	204	20	569	3,536
Year-to-date 2017	1,154	112	851	0	0	753	7	996	3,873
% Change	22.7	64.3	32.4	n/a	n/a	-72.9	185.7	-42.9	-8.7
UNDER CONSTRUCTION									
July 2018	1,602	218	1,533	0	28	1,784	25	1,905	7,111
July 2017	1,286	158	1,258	0	8	1,882	51	1,571	6,214
% Change	24.6	38.0	21.9	n/a	**	-5.2	-51.0	21.3	14.4
COMPLETIONS									
July 2018	119	30	145	0	18	36	2	22	372
July 2017	209	27	150	0	12	99	22	15	534
% Change	-43.1	11.1	-3.3	n/a	50.0	-63.6	-90.9	46.7	-30.3
Year-to-date 2018	1,385	138	1,139	0	18	536	45	518	3,779
Year-to-date 2017	1,159	117	949	0	34	269	82	337	2,947
% Change	19.5	17.9	20.0	n/a	-47.1	99.3	-45.1	53.7	28.2
COMPLETED & NOT ABSORBED									
July 2018	97	23	86	0	1	204	n/a	n/a	411
July 2017	108	25	142	0	9	425	n/a	n/a	709
% Change	-10.2	-8.0	-39.4	n/a	-88.9	-52.0	n/a	n/a	-42.0
ABSORBED									
July 2018	134	35	156	0	18	59	n/a	n/a	402
July 2017	206	27	152	0	9	66	n/a	n/a	460
% Change	-35.0	29.6	2.6	n/a	100.0	-10.6	n/a	n/a	-12.6
Year-to-date 2018	1,403	142	1,197	0	22	721	n/a	n/a	3,485
Year-to-date 2017	1,173	126	968	0	34	359	n/a	n/a	2,660
% Change	19.6	12.7	23.7	n/a	-35.3	100.8	n/a	n/a	31.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2018	273	40	155	0	0	0	0	38	506
July 2017	186	12	130	0	0	24	0	402	754
Ottawa, Vanier, Rockcliffe									
July 2018	11	22	4	0	0	0	0	38	75
July 2017	17	6	24	0	0	12	0	176	235
Nepean inside greenbelt									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
July 2018	27	0	0	0	0	0	0	0	27
July 2017	26	4	55	0	0	0	0	0	85
Gloucester inside greenbelt									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	1	0	0	0	0	0	0	226	227
Gloucester outside greenbelt									
July 2018	37	0	57	0	0	0	0	0	94
July 2017	30	0	4	0	0	0	0	0	34
Kanata									
July 2018	25	2	35	0	0	0	0	0	62
July 2017	15	0	43	0	0	0	0	0	58
Cumberland									
July 2018	51	10	44	0	0	0	0	0	105
July 2017	19	0	4	0	0	0	0	0	23
Goulbourn									
July 2018	54	2	11	0	0	0	0	0	67
July 2017	36	0	0	0	0	12	0	0	48
West Carleton									
July 2018	10	4	4	0	0	0	0	0	18
July 2017	9	2	0	0	0	0	0	0	11
Rideau									
July 2018	46	0	0	0	0	0	0	0	46
July 2017	22	0	0	0	0	0	0	0	22
Osgoode									
July 2018	9	0	0	0	0	0	0	0	9
July 2017	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
July 2018	16	0	19	0	0	0	0	0	35
July 2017	19	2	4	0	0	12	0	0	37
Russell Township									
July 2018	12	6	9	0	0	0	0	0	27
July 2017	9	2	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
July 2018	301	46	183	0	0	0	0	38	568
July 2017	214	16	134	0	0	36	0	402	802

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2018	1,505	202	1,489	0	18	1,784	25	1,887	6,926
July 2017	1,194	136	1,238	0	8	1,838	51	1,496	5,961
Ottawa, Vanier, Rockcliffe									
July 2018	101	118	69	0	8	1,324	25	1,024	2,685
July 2017	134	70	84	0	8	1,496	17	1,010	2,819
Nepean inside greenbelt									
July 2018	23	6	12	0	0	198	0	0	239
July 2017	22	2	0	0	0	60	0	0	84
Nepean outside greenbelt									
July 2018	204	4	160	0	0	140	0	90	598
July 2017	224	20	282	0	0	108	16	30	680
Gloucester inside greenbelt									
July 2018	0	2	0	0	0	0	0	226	228
July 2017	5	0	0	0	0	0	0	270	275
Gloucester outside greenbelt									
July 2018	250	8	360	0	10	32	0	2	662
July 2017	170	10	230	0	0	52	18	0	480
Kanata									
July 2018	191	12	289	0	0	28	0	338	858
July 2017	208	2	210	0	0	28	0	184	632
Cumberland									
July 2018	147	14	266	0	0	0	0	0	427
July 2017	87	4	199	0	0	12	0	0	302
Goulbourn									
July 2018	279	24	313	0	0	62	0	185	863
July 2017	146	16	205	0	0	70	0	0	437
West Carleton									
July 2018	49	6	4	0	0	0	0	0	59
July 2017	31	2	8	0	0	0	0	1	42
Rideau									
July 2018	211	6	16	0	0	0	0	22	255
July 2017	129	10	20	0	0	12	0	1	172
Osgoode									
July 2018	50	2	0	0	0	0	0	0	52
July 2017	38	0	0	0	0	0	0	0	38
Clarence-Rockland City									
July 2018	46	2	32	0	10	0	0	12	102
July 2017	43	8	16	0	0	44	0	24	135
Russell Township									
July 2018	51	14	12	0	0	0	0	6	83
July 2017	49	14	4	0	0	0	0	51	118
Ottawa-Gatineau CMA (Ontario portion)									
July 2018	1,602	218	1,533	0	28	1,784	25	1,905	7,111
July 2017	1,286	158	1,258	0	8	1,882	51	1,571	6,214

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2018	111	28	139	0	10	14	0	18	320
July 2017	201	27	150	0	12	99	22	15	526
Ottawa, Vanier, Rockcliffe									
July 2018	12	14	0	0	0	0	0	18	44
July 2017	7	12	3	0	0	38	12	6	78
Nepean inside greenbelt									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
July 2018	6	0	20	0	0	0	0	0	26
July 2017	72	7	64	0	0	19	10	9	181
Gloucester inside greenbelt									
July 2018	0	0	0	0	0	0	0	0	0
July 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
July 2018	12	0	54	0	10	0	0	0	76
July 2017	30	0	37	0	12	0	0	0	79
Kanata									
July 2018	14	0	18	0	0	14	0	0	46
July 2017	38	0	22	0	0	42	0	0	102
Cumberland									
July 2018	21	0	29	0	0	0	0	0	50
July 2017	6	6	24	0	0	0	0	0	36
Goulbourn									
July 2018	18	14	18	0	0	0	0	0	50
July 2017	22	2	0	0	0	0	0	0	24
West Carleton									
July 2018	3	0	0	0	0	0	0	0	3
July 2017	3	0	0	0	0	0	0	0	3
Rideau									
July 2018	18	0	0	0	0	0	0	0	18
July 2017	17	0	0	0	0	0	0	0	17
Osgoode									
July 2018	7	0	0	0	0	0	0	0	7
July 2017	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
July 2018	4	0	6	0	8	22	2	4	46
July 2017	7	0	0	0	0	0	0	0	7
Russell Township									
July 2018	4	2	0	0	0	0	0	0	6
July 2017	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
July 2018	119	30	145	0	18	36	2	22	372
July 2017	209	27	150	0	12	99	22	15	534

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2018	83	20	80	0	1	190	n/a	n/a	374
July 2017	91	23	136	0	9	414	n/a	n/a	673
Ottawa, Vanier, Rockcliffe									
July 2018	5	14	4	0	1	138	n/a	n/a	162
July 2017	2	9	5	0	2	310	n/a	n/a	328
Nepean inside greenbelt									
July 2018	0	0	0	0	0	28	n/a	n/a	28
July 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
July 2018	5	0	9	0	0	7	n/a	n/a	21
July 2017	11	4	20	0	0	28	n/a	n/a	63
Gloucester inside greenbelt									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
July 2018	29	2	42	0	0	1	n/a	n/a	74
July 2017	24	2	57	0	7	16	n/a	n/a	106
Kanata									
July 2018	7	1	2	0	0	15	n/a	n/a	25
July 2017	15	1	11	0	0	15	n/a	n/a	42
Cumberland									
July 2018	10	0	8	0	0	0	n/a	n/a	18
July 2017	10	1	14	0	0	9	n/a	n/a	34
Goulbourn									
July 2018	20	3	15	0	0	1	n/a	n/a	39
July 2017	20	5	22	0	0	1	n/a	n/a	48
West Carleton									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	1	0	0	0	0	n/a	n/a	1
Rideau									
July 2018	5	0	0	0	0	0	n/a	n/a	5
July 2017	8	0	7	0	0	0	n/a	n/a	15
Osgoode									
July 2018	2	0	0	0	0	0	n/a	n/a	2
July 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
July 2018	7	1	6	0	0	8	n/a	n/a	22
July 2017	7	0	6	0	0	0	n/a	n/a	13
Russell Township									
July 2018	7	2	0	0	0	6	n/a	n/a	15
July 2017	10	2	0	0	0	11	n/a	n/a	23
Ottawa-Gatineau CMA (Ontario portion)									
July 2018	97	23	86	0	1	204	n/a	n/a	411
July 2017	108	25	142	0	9	425	n/a	n/a	709

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2018	121	33	150	0	10	45	n/a	n/a	359
July 2017	199	26	152	0	9	66	n/a	n/a	452
Ottawa, Vanier, Rockcliffe									
July 2018	12	15	3	0	0	21	n/a	n/a	51
July 2017	6	9	4	0	0	19	n/a	n/a	38
Nepean inside greenbelt									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
July 2018	8	0	22	0	0	8	n/a	n/a	38
July 2017	72	8	62	0	0	10	n/a	n/a	152
Gloucester inside greenbelt									
July 2018	0	0	0	0	0	0	n/a	n/a	0
July 2017	0	0	0	0	0	2	n/a	n/a	2
Gloucester outside greenbelt									
July 2018	15	0	46	0	10	4	n/a	n/a	75
July 2017	30	0	29	0	7	5	n/a	n/a	71
Kanata									
July 2018	15	0	19	0	0	10	n/a	n/a	44
July 2017	38	0	26	0	0	29	n/a	n/a	93
Cumberland									
July 2018	21	1	38	0	0	0	n/a	n/a	60
July 2017	6	6	24	0	2	1	n/a	n/a	39
Goulbourn									
July 2018	22	16	22	0	0	2	n/a	n/a	62
July 2017	22	3	5	0	0	0	n/a	n/a	30
West Carleton									
July 2018	3	0	0	0	0	0	n/a	n/a	3
July 2017	3	0	0	0	0	0	n/a	n/a	3
Rideau									
July 2018	18	1	0	0	0	0	n/a	n/a	19
July 2017	16	0	2	0	0	0	n/a	n/a	18
Osgoode									
July 2018	7	0	0	0	0	0	n/a	n/a	7
July 2017	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
July 2018	4	0	5	0	8	14	n/a	n/a	31
July 2017	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
July 2018	9	2	1	0	0	0	n/a	n/a	12
July 2017	1	1	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
July 2018	134	35	156	0	18	59	n/a	n/a	402
July 2017	206	27	152	0	9	66	n/a	n/a	460

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Ottawa City	273	186	40	12	151	130	42	426	506	754	-32.9
Ottawa, Vanier, Rockcliffe	11	17	22	6	0	24	42	188	75	235	-68.1
Nepean inside greenbelt	3	4	0	0	0	0	0	0	3	4	-25.0
Nepean outside greenbelt	27	26	0	4	0	55	0	0	27	85	-68.2
Gloucester inside greenbelt	0	1	0	0	0	0	0	226	0	227	-100.0
Gloucester outside greenbelt	37	30	0	0	57	4	0	0	94	34	176.5
Kanata	25	15	2	0	35	43	0	0	62	58	6.9
Cumberland	51	19	10	0	44	4	0	0	105	23	**
Goulbourn	54	36	2	0	11	0	0	12	67	48	39.6
West Carleton	10	9	4	2	4	0	0	0	18	11	63.6
Rideau	46	22	0	0	0	0	0	0	46	22	109.1
Osgoode	9	7	0	0	0	0	0	0	9	7	28.6
Clarence-Rockland City	16	19	0	2	19	4	0	12	35	37	-5.4
Russell Township	12	9	6	2	9	0	0	0	27	11	145.5
Ottawa-Gatineau CMA (Ontario Portion)	301	214	46	16	179	134	42	438	568	802	-29.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	1,288	1,046	172	97	1,099	825	775	1,636	3,334	3,604	-7.5
Ottawa, Vanier, Rockcliffe	56	102	100	39	35	50	186	1,134	377	1,325	-71.5
Nepean inside greenbelt	13	9	6	2	12	0	0	0	31	11	181.8
Nepean outside greenbelt	153	198	4	10	97	170	138	56	392	434	-9.7
Gloucester inside greenbelt	0	3	2	0	0	0	0	248	2	251	-99.2
Gloucester outside greenbelt	249	173	4	12	354	164	44	40	651	389	67.4
Kanata	156	199	6	2	162	78	182	93	506	372	36.0
Cumberland	175	80	12	10	284	201	0	12	471	303	55.4
Goulbourn	235	139	26	16	144	148	203	46	608	349	74.2
West Carleton	35	22	6	2	4	4	0	0	45	28	60.7
Rideau	170	96	4	2	7	10	22	7	203	115	76.5
Osgoode	46	25	2	2	0	0	0	0	48	27	77.8
Clarence-Rockland City	68	55	2	6	28	16	12	68	110	145	-24.1
Russell Township	60	53	14	16	12	4	6	51	92	124	-25.8
Ottawa-Gatineau CMA (Ontario Portion)	1,416	1,154	188	119	1,139	845	793	1,755	3,536	3,873	-8.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Ottawa City	151	130	0	0	4	24	38	402
Ottawa, Vanier, Rockcliffe	0	24	0	0	4	12	38	176
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	55	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	226
Gloucester outside greenbelt	57	4	0	0	0	0	0	0
Kanata	35	43	0	0	0	0	0	0
Cumberland	44	4	0	0	0	0	0	0
Goulbourn	11	0	0	0	0	12	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	19	4	0	0	0	12	0	0
Russell Township	9	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	179	134	0	0	4	36	38	402

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,083	825	16	0	208	715	551	921
Ottawa, Vanier, Rockcliffe	19	50	16	0	72	553	98	581
Nepean inside greenbelt	12	0	0	0	0	0	0	0
Nepean outside greenbelt	97	170	0	0	48	44	90	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	248
Gloucester outside greenbelt	354	164	0	0	42	40	2	0
Kanata	162	78	0	0	28	14	154	79
Cumberland	284	201	0	0	0	12	0	0
Goulbourn	144	148	0	0	18	46	185	0
West Carleton	4	4	0	0	0	0	0	0
Rideau	7	10	0	0	0	6	22	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	28	16	0	0	0	44	12	24
Russell Township	12	4	0	0	0	0	6	51
Ottawa-Gatineau CMA (Ontario Portion)	1,123	845	16	0	208	759	569	996

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Ottawa City	468	328	0	24	38	402	506	754
Ottawa, Vanier, Rockcliffe	37	47	0	12	38	176	75	235
Nepean inside greenbelt	3	4	0	0	0	0	3	4
Nepean outside greenbelt	27	85	0	0	0	0	27	85
Gloucester inside greenbelt	0	1	0	0	0	226	0	227
Gloucester outside greenbelt	94	34	0	0	0	0	94	34
Kanata	62	58	0	0	0	0	62	58
Cumberland	105	23	0	0	0	0	105	23
Goulbourn	67	36	0	12	0	0	67	48
West Carleton	18	11	0	0	0	0	18	11
Rideau	46	22	0	0	0	0	46	22
Osgoode	9	7	0	0	0	0	9	7
Clarence-Rockland City	35	25	0	12	0	0	35	37
Russell Township	27	11	0	0	0	0	27	11
Ottawa-Gatineau CMA (Ontario Portion)	530	364	0	36	38	402	568	802

Table 2.5: Starts by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	2,543	1,967	204	709	571	928	3,334	3,604
Ottawa, Vanier, Rockcliffe	175	186	68	553	118	586	377	1,325
Nepean inside greenbelt	31	11	0	0	0	0	31	11
Nepean outside greenbelt	254	378	48	44	90	12	392	434
Gloucester inside greenbelt	2	3	0	0	0	248	2	251
Gloucester outside greenbelt	607	347	42	40	2	2	651	389
Kanata	324	279	28	14	154	79	506	372
Cumberland	471	291	0	12	0	0	471	303
Goulbourn	405	303	18	46	185	0	608	349
West Carleton	45	28	0	0	0	0	45	28
Rideau	181	114	0	0	22	1	203	115
Osgoode	48	27	0	0	0	0	48	27
Clarence-Rockland City	98	77	0	44	12	24	110	145
Russell Township	86	73	0	0	6	51	92	124
Ottawa-Gatineau CMA (Ontario Portion)	2,727	2,117	204	753	589	1,003	3,536	3,873

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Ottawa City	111	201	28	39	149	172	32	114	320	526	-39.2
Ottawa, Vanier, Rockcliffe	12	7	14	24	0	3	18	44	44	78	-43.6
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	6	72	0	7	20	74	0	28	26	181	-85.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	12	30	0	0	64	49	0	0	76	79	-3.8
Kanata	14	38	0	0	18	22	14	42	46	102	-54.9
Cumberland	21	6	0	6	29	24	0	0	50	36	38.9
Goulbourn	18	22	14	2	18	0	0	0	50	24	108.3
West Carleton	3	3	0	0	0	0	0	0	3	3	0.0
Rideau	18	17	0	0	0	0	0	0	18	17	5.9
Osgoode	7	6	0	0	0	0	0	0	7	6	16.7
Clarence-Rockland City	4	7	2	0	14	0	26	0	46	7	**
Russell Township	4	1	2	0	0	0	0	0	6	1	**
Ottawa-Gatineau CMA (Ontario Portion)	119	209	32	39	163	172	58	114	372	534	-30.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	1,261	1,071	142	131	1,132	1,019	957	578	3,492	2,799	24.8
Ottawa, Vanier, Rockcliffe	98	43	70	48	58	26	672	328	898	445	101.8
Nepean inside greenbelt	6	11	4	0	0	0	0	0	10	11	-9.1
Nepean outside greenbelt	204	237	16	25	243	344	24	150	487	756	-35.6
Gloucester inside greenbelt	3	0	0	0	0	0	22	0	25	0	n/a
Gloucester outside greenbelt	193	117	6	8	307	183	54	36	560	344	62.8
Kanata	162	285	2	2	124	178	28	42	316	507	-37.7
Cumberland	177	122	6	12	210	176	145	22	538	332	62.0
Goulbourn	222	113	30	26	172	83	12	0	436	222	96.4
West Carleton	27	23	2	4	4	8	0	0	33	35	-5.7
Rideau	134	77	6	4	14	21	0	0	154	102	51.0
Osgoode	35	43	0	2	0	0	0	0	35	45	-22.2
Clarence-Rockland City	75	52	6	0	23	4	48	0	152	56	171.4
Russell Township	49	36	14	18	15	10	57	28	135	92	46.7
Ottawa-Gatineau CMA (Ontario Portion)	1,385	1,159	162	149	1,170	1,033	1,062	606	3,779	2,947	28.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Ottawa City	149	162	0	10	14	99	18	15
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	38	18	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	20	64	0	10	0	19	0	9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	64	49	0	0	0	0	0	0
Kanata	18	22	0	0	14	42	0	0
Cumberland	29	24	0	0	0	0	0	0
Goulbourn	18	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	22	0	4	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	163	162	0	10	36	99	22	15

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,111	969	21	50	500	241	457	337
Ottawa, Vanier, Rockcliffe	49	16	9	10	275	62	397	266
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	243	312	0	32	12	79	12	71
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	295	175	12	8	28	36	26	0
Kanata	124	178	0	0	28	42	0	0
Cumberland	210	176	0	0	145	22	0	0
Goulbourn	172	83	0	0	12	0	0	0
West Carleton	4	8	0	0	0	0	0	0
Rideau	14	21	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	23	4	0	0	44	0	4	0
Russell Township	15	10	0	0	0	28	57	0
Ottawa-Gatineau CMA (Ontario Portion)	1,149	983	21	50	544	269	518	337

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Ottawa City	278	378	24	111	18	37	320	526
Ottawa, Vanier, Rockcliffe	26	22	0	38	18	18	44	78
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	26	143	0	19	0	19	26	181
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	66	67	10	12	0	0	76	79
Kanata	32	60	14	42	0	0	46	102
Cumberland	50	36	0	0	0	0	50	36
Goulbourn	50	24	0	0	0	0	50	24
West Carleton	3	3	0	0	0	0	3	3
Rideau	18	17	0	0	0	0	18	17
Osgoode	7	6	0	0	0	0	7	6
Clarence-Rockland City	10	7	30	0	6	0	46	7
Russell Township	6	1	0	0	0	0	6	1
Ottawa-Gatineau CMA (Ontario Portion)	294	386	54	111	24	37	372	534

Table 3.5: Completions by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	2,494	2,111	502	269	496	419	3,492	2,799
Ottawa, Vanier, Rockcliffe	211	75	267	62	420	308	898	445
Nepean inside greenbelt	8	11	0	0	2	0	10	11
Nepean outside greenbelt	463	574	12	79	12	103	487	756
Gloucester inside greenbelt	3	0	0	0	22	0	25	0
Gloucester outside greenbelt	484	288	38	48	38	8	560	344
Kanata	288	465	28	42	0	0	316	507
Cumberland	393	294	145	38	0	0	538	332
Goulbourn	424	222	12	0	0	0	436	222
West Carleton	33	35	0	0	0	0	33	35
Rideau	152	102	0	0	2	0	154	102
Osgoode	35	45	0	0	0	0	35	45
Clarence-Rockland City	90	56	52	0	10	0	152	56
Russell Township	78	58	0	34	57	0	135	92
Ottawa-Gatineau CMA (Ontario Portion)	2,662	2,225	554	303	563	419	3,779	2,947

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2018	0	0.0	19	17.9	37	34.9	15	14.2	35	33.0	106	547,500	562,715
July 2017	5	2.8	48	27.3	59	33.5	16	9.1	48	27.3	176	515,000	529,612
Year-to-date 2018	5	0.5	232	21.1	366	33.3	178	16.2	318	28.9	1,099	545,000	560,939
Year-to-date 2017	20	2.2	316	34.4	271	29.5	97	10.6	214	23.3	918	500,000	522,992
Ottawa, Vanier, Rockcliffe													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	-	851,375
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Nepean inside greenbelt													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
July 2018	0	0.0	1	12.5	2	25.0	1	12.5	4	50.0	8	-	-
July 2017	2	2.8	23	32.4	28	39.4	4	5.6	14	19.7	71	-	502,606
Year-to-date 2018	0	0.0	66	33.0	50	25.0	35	17.5	49	24.5	200	525,000	534,300
Year-to-date 2017	2	0.9	82	34.9	81	34.5	28	11.9	42	17.9	235	515,000	506,963
Gloucester inside greenbelt													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
July 2018	0	0.0	0	0.0	7	53.8	1	7.7	5	38.5	13	-	573,857
July 2017	0	0.0	1	3.6	8	28.6	6	21.4	13	46.4	28	600,000	573,260
Year-to-date 2018	2	1.2	12	7.2	68	41.0	37	22.3	47	28.3	166	545,000	555,007
Year-to-date 2017	0	0.0	7	6.3	42	37.8	28	25.2	34	30.6	111	585,000	551,597
Kanata													
July 2018	0	0.0	6	40.0	6	40.0	0	0.0	3	20.0	15	-	473,115
July 2017	0	0.0	13	34.2	11	28.9	3	7.9	11	28.9	38	-	540,827
Year-to-date 2018	0	0.0	38	22.6	56	33.3	28	16.7	46	27.4	168	540,000	549,357
Year-to-date 2017	1	0.3	110	38.5	71	24.8	24	8.4	80	28.0	286	475,000	529,396
Cumberland													
July 2018	0	0.0	3	15.8	9	47.4	7	36.8	0	0.0	19	-	522,249
July 2017	0	0.0	5	83.3	0	0.0	0	0.0	1	16.7	6	-	-
Year-to-date 2018	1	0.6	55	32.5	72	42.6	26	15.4	15	8.9	169	495,000	495,545
Year-to-date 2017	1	0.9	68	61.8	30	27.3	3	2.7	8	7.3	110	415,000	442,068
Goulbourn													
July 2018	0	0.0	2	9.5	6	28.6	4	19.0	9	42.9	21	-	555,613
July 2017	0	0.0	4	19.0	9	42.9	3	14.3	5	23.8	21	-	542,268
Year-to-date 2018	0	0.0	28	13.0	86	39.8	38	17.6	64	29.6	216	555,000	559,895
Year-to-date 2017	1	1.0	34	34.0	37	37.0	12	12.0	16	16.0	100	545,000	500,209

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Rideau													
July 2018	0	0.0	7	38.9	7	38.9	2	11.1	2	11.1	18	447,500	456,705
July 2017	3	25.0	2	16.7	3	25.0	0	0.0	4	33.3	12	-	383,393
Year-to-date 2018	2	2.0	31	30.4	29	28.4	14	13.7	26	25.5	102	447,500	504,864
Year-to-date 2017	15	30.0	12	24.0	5	10.0	2	4.0	16	32.0	50	-	479,759
Osgoode													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	650,175
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	2	13.3	4	26.7	0	0.0	9	60.0	15	-	650,175
Year-to-date 2017	0	0.0	3	25.0	5	41.7	0	0.0	4	33.3	12	-	-
Clarence-Rockland City													
July 2018	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	-	365,513
July 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2018	12	30.0	21	52.5	7	17.5	0	0.0	0	0.0	40	410,000	391,720
Year-to-date 2017	16	45.7	19	54.3	0	0.0	0	0.0	0	0.0	35	365,000	355,162
Russell Township													
July 2018	0	0.0	9	100.0	0	0.0	0	0.0	0	0.0	9	-	408,189
July 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	4	8.9	31	68.9	9	20.0	1	2.2	0	0.0	45	422,500	409,446
Year-to-date 2017	6	17.6	23	67.6	5	14.7	0	0.0	0	0.0	34	-	383,418
Ottawa-Gatineau CMA (Ontario portion)													
July 2018	3	2.5	28	23.5	38	31.9	15	12.6	35	29.4	119	540,000	544,400
July 2017	9	4.9	51	27.9	59	32.2	16	8.7	48	26.2	183	510,000	523,050
Year-to-date 2018	21	1.8	284	24.0	382	32.3	179	15.1	318	26.9	1,184	530,000	548,504
Year-to-date 2017	42	4.3	358	36.3	276	28.0	97	9.8	214	21.7	987	480,000	510,327

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2018

Submarket	July 2018	July 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	562,715	529,612	6.3	560,939	522,992	7.3
Ottawa, Vanier, Rockcliffe	-	-	n/a	851,375	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	502,606	n/a	534,300	506,963	5.4
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	573,857	573,260	0.1	555,007	551,597	0.6
Kanata	473,115	540,827	-12.5	549,357	529,396	3.8
Cumberland	522,249	-	n/a	495,545	442,068	12.1
Goulbourn	555,613	542,268	2.5	559,895	500,209	11.9
West Carleton	-	-	n/a	-	-	n/a
Rideau	456,705	383,393	19.1	504,864	479,759	5.2
Osgoode	650,175	-	n/a	650,175	-	n/a
Clarence-Rockland City	365,513	-	n/a	391,720	355,162	10.3
Russell Township	408,189	-	n/a	409,446	383,418	6.8
Ottawa-Gatineau CMA (Ontario Portion)	544,400	523,050	4.1	548,504	510,327	7.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

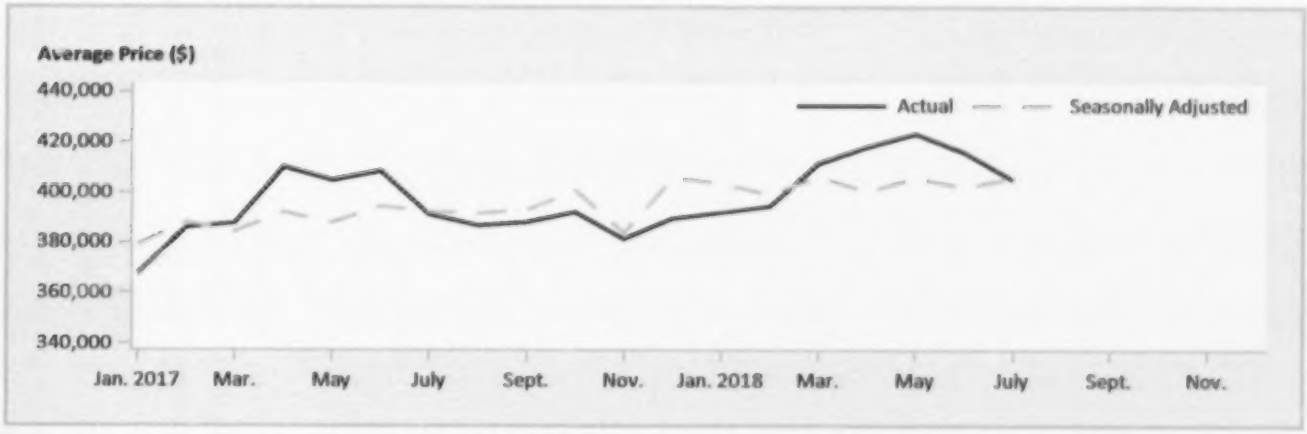


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

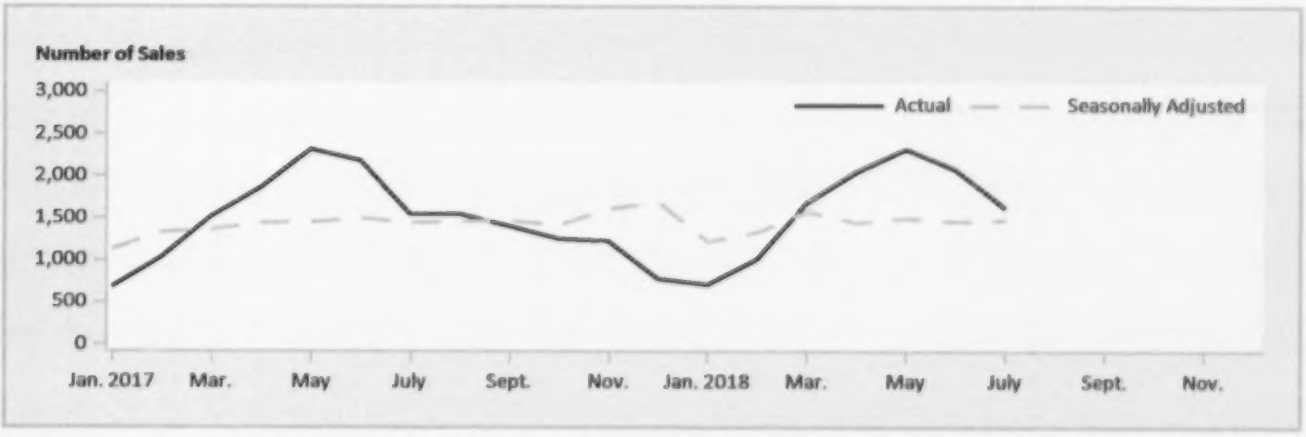
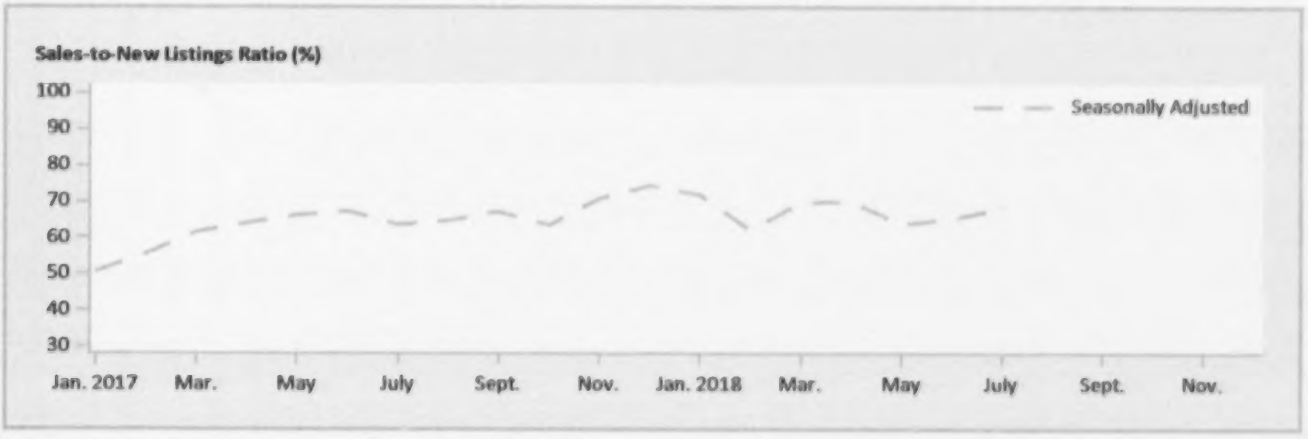


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14	106.6	132.7	554	4.9	67.5	1,125
	April	590	3.34	5.14	106.7	133.0	560	4.2	67.8	1,133
	May	601	3.49	5.34	106.8	133.0	563	4.1	67.8	1,135
	June	601	3.49	5.34	107.5	133.4	563	4.3	67.9	1,131
	July	601	3.49	5.34		134.2	561	4.3	67.5	1,129
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✔ Information in one central location
- ✔ Desktop and mobile friendly
- ✔ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

Housing Observer

Featuring quick reads and videos on...

- Analysis and data • Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64187_2018_M08